PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 973412 DEEDWARR
02/23/2023 09:58:27 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20230223-0012744

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or ... greater,
for this transfer is: $605,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2023.

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: 5-5-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy Partain Barker 9160 Carissa Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 181 11 0B 106.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David L. Scherz or Diane R. Scherz, Trustees of The Scherz Trust dated July 17, 2004** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Partain Barker, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of SP Development, Concord Place II, Phase 3, Carter Property of record in Plat at Instrument No. 20080808-0082075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David L. Scherz or Diane R. Scherz, or successors, Trustees of The Scherz Trust dated July 17, 2004, by Warranty Deed from Manouchehr Mozafari and wife, Ferdos Salimi, of record in Instrument No. 20150601-0049963, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015, and recorded on June 01, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SP Development, Concord Place II, Phase 3, Carter Property, as recorded in Instrument No. 20080808-0082075.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050914-0110829, as Supplemented in Instrument No. 20051027-0130022 and Owner's Certification recorded in Instrument No. 20060317-0030953 and Amendment recorded in Instrument No. 20061228-0160254 and Memorandum of Option recorded in Instrument No. 20070423-0047758 and further Supplemental Declaration recorded in Instrument No. 20090731-0071986.

Inspection and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20070509-0055790.

This is improved property located at 9160 Carissa Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2023.

The Scherz Trust dated July 17, 2004

By: David L. Scherz, Trustee

By: Diane R. Scherz, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David L. Scherz and Diane R. Scherz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Scherz Trust dated July 17, 2004, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of February, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025